

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

SAINT LOUIS COUNTY MINNESOTA



10745 HIGHWAY 8, FLOODWOOD, MINNESOTA 55736

MIDWEST LAND GROUP IS HONORED TO PRESENT

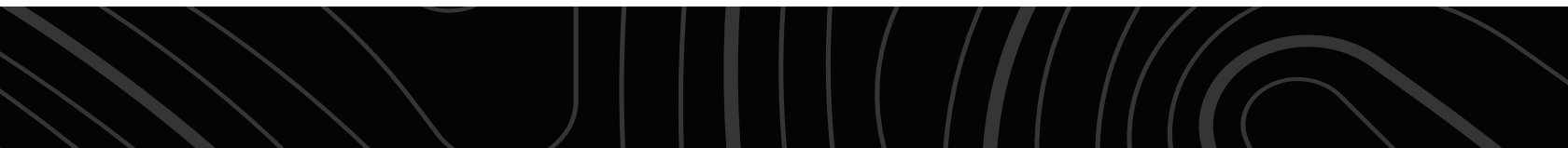
BEAUTIFUL HOMESTEAD, FARM, & PROVEN HUNTING PROPERTY NEAR FLOODWOOD

Located a few miles east of Floodwood, Minnesota, these 80 acres offer more than seemingly endless hunting opportunities. Adjacent to over 27,000 acres of public-access state land, the property features about 11 acres of productive hay ground that could easily be converted to food plots, with a number of other locations primed for food-plot implementation. The established and mowed trail system connects all the corners, but with a couple of days mowing and manicuring, there could be miles of additional trails to enjoy.

The opportunities are abundant here. The property would make a perfect hunting camp, as the deer hunting has been good year over year. Bears are abundant as well, with plenty of grouse mixed in, and even the

occasional moose shows up. There is investment value as a rental home, and with the large lot/yard there's plenty of room to construct a pole building, additional garages, and more.

The home features 1,700 finished square feet, 3 bedrooms, and 1 and 3/4 baths with many updates. A wood boiler provides heat in the winter, and window AC units keep it comfortable all summer long. The septic system has been recently certified, with additional infrastructure updates. The oversized yard is perfect for kids, pets, and additional outdoor storage—it's truly a blank canvas to meet the goals and objectives of a future hunting camp, rental property, or forever home.



PROPERTY FEATURES

COUNTY: **SAINT LOUIS** | STATE: **MINNESOTA** | ACRES: **80**

- Proven whitetail deer hunting opportunities
- 27,000 acres of public access adjacent on two sides
- Three established hayfields, approximately 11 acres
- Abundant wildlife, including ruffed grouse, black bears, turkeys, and even the occasional moose
- Minutes from the St. Louis River
- 45 miles west of Duluth, MN
- 37 miles from Grand Rapids, MN
- 90 miles northeast of Brainerd, MN
- 5 miles east of Floodwood, MN
- Oversized yard with tons of room to grow
- A short drive to amenities, local eateries, and meat raffles
- Deer permit area: 178
- Bear permit Area: 51



1,700 SQ. FT. HOME

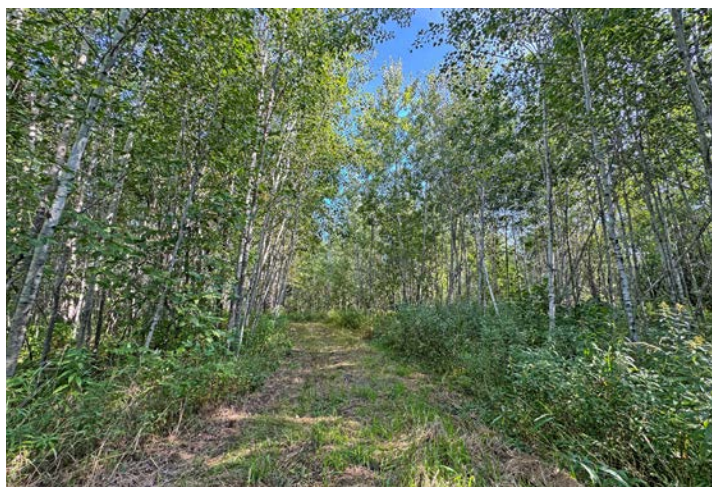
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OVERSIZED YARD



MOWED TRAIL SYSTEM



THREE ESTABLISHED HAYFIELDS

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ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,297.1

Max: 1,308.9

Range: 11.8

Average: 1,302.3

Standard Deviation: 2.2 ft

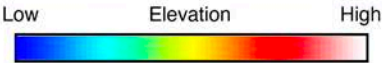
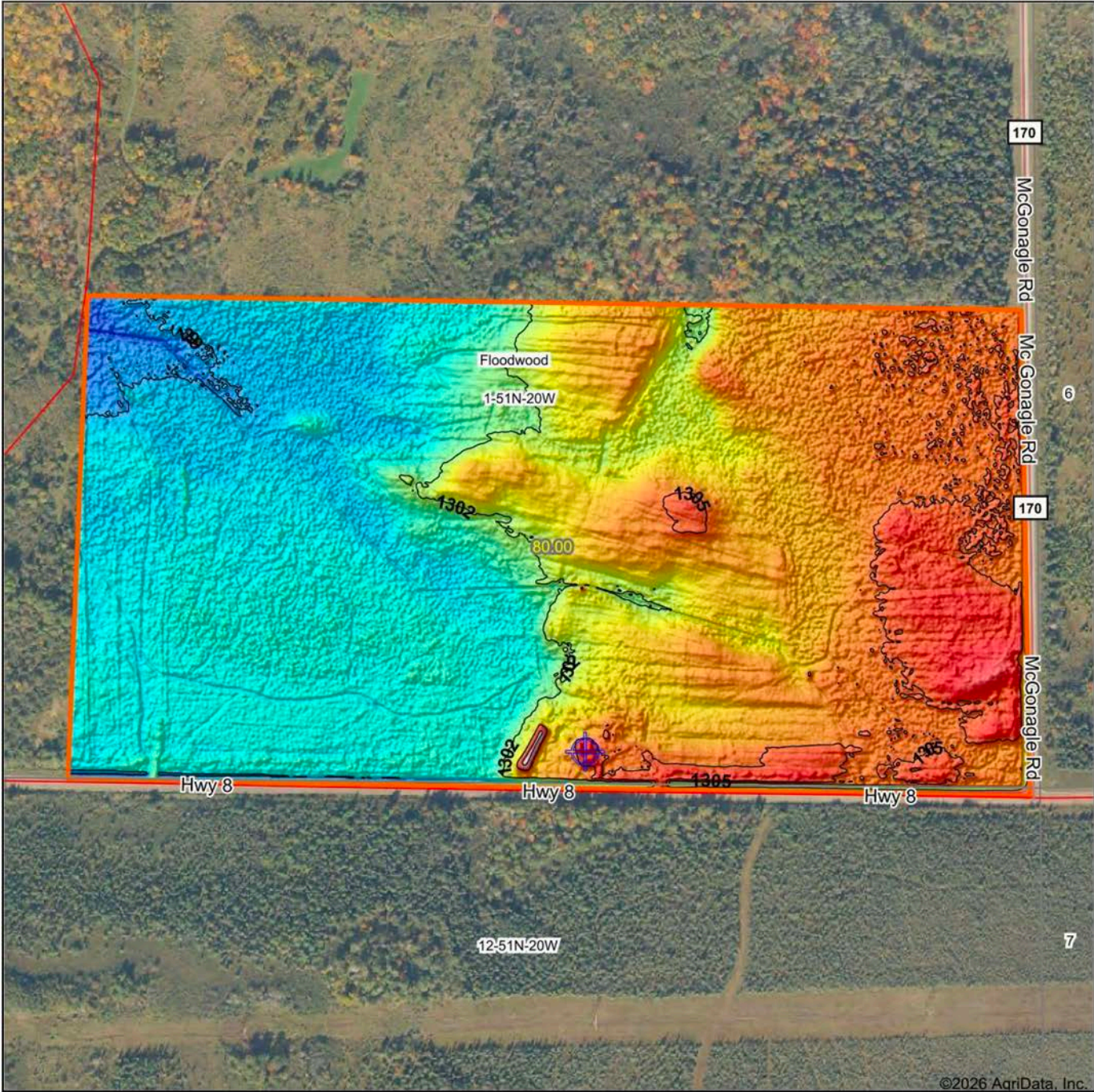
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1-51N-20W
St. Louis County
Minnesota

Boundary Center: 46° 55' 35.62, -92° 48' 41.74

HILLSHADE MAP

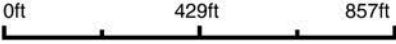


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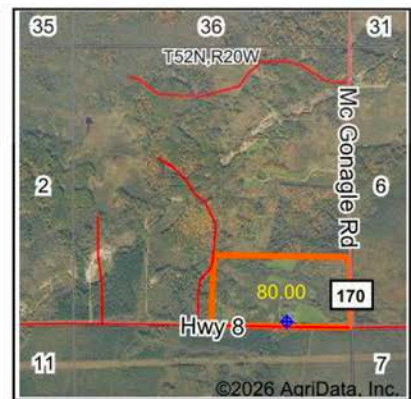
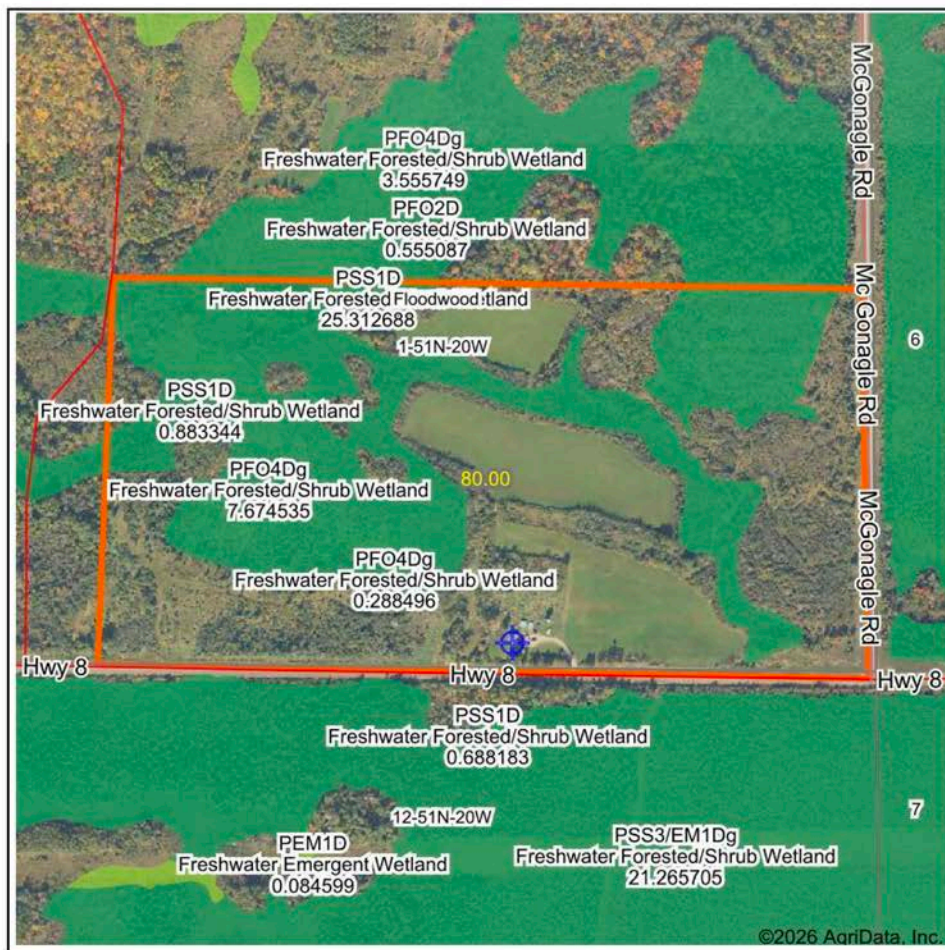


8/3/2026

1-51N-20W
St. Louis County
Minnesota

Boundary Center: 46° 55' 35.62, -92° 48' 41.74

WETLANDS MAP



State: **Minnesota**
 Location: **1-51N-20W**
 County: **St. Louis**
 Township: **Floodwood**
 Date: **8/3/2026**



Maps Provided By:



0ft 667ft 1335ft

Classification Code	Type	Acres
PSS1D	Freshwater Forested/Shrub Wetland	14.21
PFO4Dg	Freshwater Forested/Shrub Wetland	9.64
PFO2/4Dg	Freshwater Forested/Shrub Wetland	5.55
PSS1/EM1D	Freshwater Forested/Shrub Wetland	0.78
PFO2D	Freshwater Forested/Shrub Wetland	0.69
Total Acres		30.87

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
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